

**ORDINANCE NO. 000127-54**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP ACCOMPANYING CHAPTER 25-2 OF THE CITY CODE AS FOLLOWS:**

**A 0.75 ACRE TRACT OF LAND OUT OF OUTLOT 59, DIVISION D, ORIGINAL CITY OF AUSTIN, FROM MULTI-FAMILY RESIDENCE MODERATE-HIGH DENSITY (MF-4) DISTRICT TO MULTI-FAMILY RESIDENCE MODERATE-HIGH DENSITY-HISTORIC (MF-4-H) COMBINING DISTRICT, GENERALLY KNOWN AS THE MAVERICK-MILLER HOUSE, LOCALLY KNOWN AS 910 POPLAR STREET, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from Multi-Family Residence Moderate-High Density (MF-4) district to Multi-Family Residence Moderate-High Density-Historic (MF-4-H) combining district on the property described in File C14H-99-0013, as follows:

A 0.75 acre tract of land out of Outlot 59, Division D, Original City of Austin, Travis County, Texas, said tract of land being more particularly described by metes and bounds in Exhibit "A", incorporated into this ordinance,

locally known as 910 Poplar Street, generally known as the Maverick-Miller House, in the City of Austin, Travis County, Texas, and as more particularly identified in the map attached as Exhibit "B".


**PART 2.** The Council waives the requirements of Section 2-2-3, 2-2-5, and 2-2-7 of the City Code for this ordinance.

**PART 3.** This ordinance takes effect on February 7, 2000.

**PASSED AND APPROVED**

January 27, 2000

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§  
§



Kirk Watson  
Mayor

APPROVED:



Andrew Martin  
City Attorney

ATTEST:



Shirley A. Brown  
City Clerk

DESCRIPTION OF 0.750 OF AN ACRE, MORE OR LESS, OF LAND AREA, BEING A PORTION OF OUTLOT 59, DIVISION "D", OF THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE GENERAL LAND OFFICE OF THE STATE OF TEXAS, BEING THE SAME TRACT OF LAND CONVEYED IN A DEED DATED APRIL 15, 1968 FROM EMILY MAVERICK MILLER, TO EMILY MILLER WELLS, ET AL, AS RECORDED IN VOLUME 3456, PAGE 160, DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING RECONVEYED IN A DEED DATED JANUARY 4, 1982 FROM EDMUND H. MILLER, ET AL, TO EMILY M. WELLS, AS RECORDED IN VOLUME 7672, PAGE 36, DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod set at the intersection of the north line of Poplar Street and the east line of San Gabriel Street, for the apparent southwest corner of the aforereferenced Wells Tract;

THENCE leaving the PLACE OF BEGINNING and said north line of Poplar Street, with the common line of San Gabriel Street and the Wells Tract, N 06°04'E 101.00 feet to a 1/2" iron rod set near the top of a bluff for the apparent northwest corner of the Wells Tract, same being the apparent southwest corner of that 0.826 acres tract of land conveyed in a deed dated December 29, 1931, from George D. Smith, et ux, to the City of Austin, as recorded in Volume 474, Page 512 Deed Records of Travis County, Texas, and being the northwest corner of the herein described tract of land;

THENCE leaving San Gabriel Street, with the common line of the Wells Tract and the aforereferenced City of Austin Tract, said line being referenced by the following nine (9) courses along the top of a bluff near the north face of an old rock wall:

1. N 78°53'15"E 14.72 feet to a 1/2" iron rod set;
2. S 86°57'45"E 11.82 feet to a 1/2" iron rod set;
3. N 64°36'45"E 15.38 feet to a 1/2" iron rod set;
4. N 76°24'E 11.81 feet to a 1/2" iron rod set;
5. N 58°07'15"E 38.02 feet to a 1/2" iron rod set;
6. N 68°09'45"E 28.71 feet to a 1/2" iron rod set;
7. N 82°18'E 38.45 feet to a 1/2" iron rod set;
8. N 20°09'45"E 26.31 feet to a 1/2" iron rod set; and
9. N 68°42'15"E 69.16 feet to a 1/2" iron rod set for the apparent northeast corner of the Wells Tract, same being the apparent southeast corner of the remainder of the City of Austin Tract, also being the northerly west corner of that tract of land known as Treehouse Condominiums, as set out in declaration of record in Volume 7818, Page 1 as amended in Volume 7829, Page 722, Deed Records of Travis County, Texas, and being the northeast corner of the herein described tract of land;

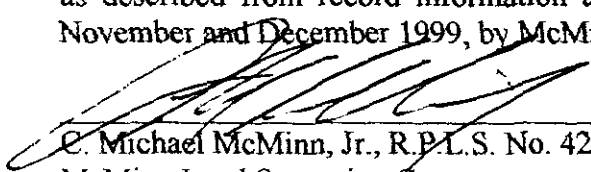
EXHIBIT A

60-127-54

THENCE leaving the City of Austin Tract, with the common line of the Wells Tract and said Treehouse Condominiums, S 05°57'W 19.80 feet to a ½" iron rod found for the southwest corner of the Treehouse Condominiums, same being the northwest corner of that tract of land known as The Overlook Condominiums, as set out in declaration of record in Volume 7836, Page 876, Deed Records of Travis County, Texas, as amended in Volume 12026, Page 880, Real Property Records of Travis County, Texas;

THENCE leaving the Treehouse Condominiums, with the common line of the Wells Tract and said The Overlook Condominiums, S 05°57'W 199.98 feet to a ½" iron pipe found in the north line of Poplar Street, for the apparent southeast corner of the Wells Tract, same being the southwest corner of The Overlook Condominiums, and being the southeast corner of the herein described tract of land;

THENCE leaving The Overlook Condominiums, with the common line of Poplar Street and the Wells Tract, N 84°19'45"W 211.09 feet to the PLACE OF BEGINNING. There are contained within these metes and bounds, 0.750 of an acre, more or less, of land area, as described from record information and measurements made on the ground during November and December 1999, by McMinn Land Surveying Company of Austin, Texas.



C. Michael McMinn, Jr., R.P.L.S. No. 4267

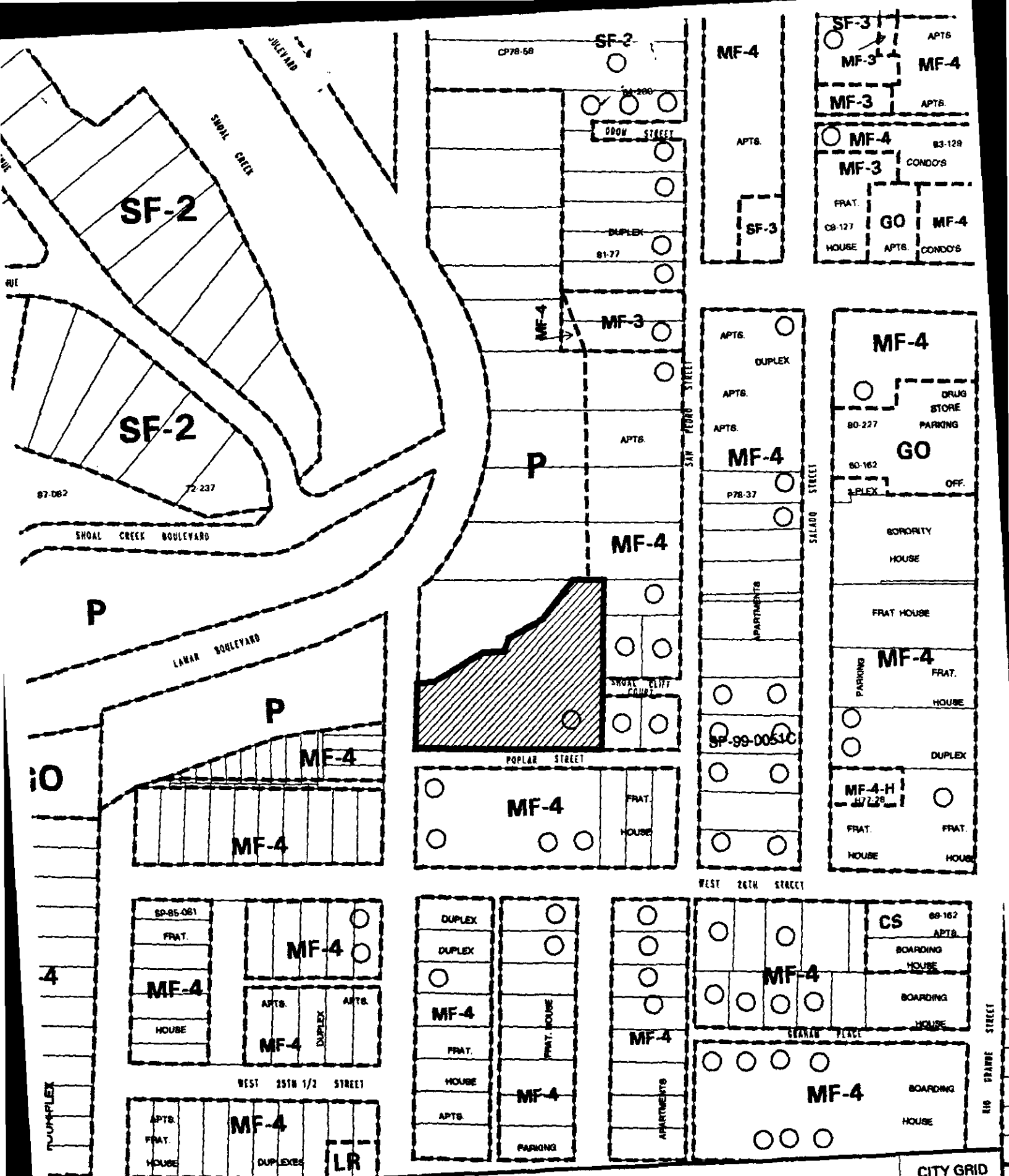
McMinn Land Surveying Company

P.O. Box 27695

Austin, Texas 78755

(512) 343-1970

DATE :	December 8, 1999
SUBDIVISION :	Outlot 59, Division "D", City of Austin
COUNTY :	Travis, Texas
J.O. No. :	102999
CNDD1029A	



# ZONING EXHIBIT B

SUBJECT TRACT  
 PENDING CASE  
 ZONING BOUNDARY  
 CASE MGR: B.STOCKLIN  
 000127-9

CASE #: C14H-99-13  
 ADDRESS: 910 POPLAR ST.  
 SUBJECT AREA (acres): N/A

DATE: 99-09  
 INTLS: TRC

CITY GRID  
 REFERENCE  
 NUMBER  
 J24



# Austin American-Statesman

PO#: 00012754  
Ad ID#: 22K102100  
Acct#: 5124992499  
Account Name: CITY CLERKS OFFICE

CITY CLERKS OFFICE  
PO BOX 1088  
AUSTIN, TX 78767

## AFFIDAVIT OF PUBLICATION

THE STATE OF TEXAS  
COUNTY OF TRAVIS

Before me, the undersigned authority, a Notary Public in and for the County of Travis  
State of Texas, on this day personally appeared:

Debi J DeLk

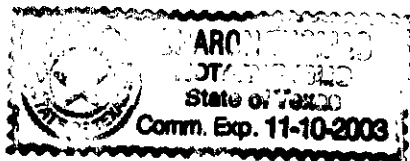
Classified Advertising Agent of the Austin American-Statesman, a daily newspaper  
published in said County and State that is generally circulated in Travis, Hays, Burnet  
and Williamson Counties, who being duly sworn by me, states that the attached  
advertisement was published in said newspaper on the following dates, to wit:

First Published:	2/4/00	Last Published:	2/4/00
Times Published:	1	Classification:	9980
Lines:	19	Cost:	\$56.24

and that the attached is a true copy of said advertisement.

Debi J DeLk

SWORN AND SUBSCRIBED TO BEFORE ME, this the 4th day of Feb 2000



Sharon Thomas  
Notary Public in and for  
TRAVIS COUNTY, TEXAS

305 South Congress Ave., P.O. Box 670, Austin, Texas 78767-0670 512-445-3541

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